

Draft Zoning By-law Amendment

Schedule X

6111 Carlton Avenue, Niagara Falls

**THE CORPORATION
OF THE
CITY OF NIAGARA FALLS
BY-LAW NO.**

A BY-LAW TO AMEND BY-LAW NO. 79-200, to regulate Part of Lot 12 Registered Plan 49 Being Part 1 on 59R-8795 & Part of Lot 13 Registered Plan 49, Stamford as in RO613792; Niagara Falls, Regional Municipality of Niagara.

THE COUNCIL OF THE CORPORATION OF THE CITY OF NIAGARA FALLS ENACTS AS FOLLOWS:

1. The lands that are the subject of, and affected by the provisions of this by-law, are described in Schedule 1 and shall be referred to in this by-law as the “Lands”. Schedule 1 forms part of this by-law.
2. The purpose of this by-law is to repeal the zoning on the subject lands “Residential 1E Density Zone (R1E)” and to replace it with Site-Specific Residential low density, grouped multiple dwellings zone (R4-XX) on Part 2 of Schedule 1, and Site-Specific Residential 1E Density Zone (R1E-XX) on Part 1 of Schedule 1, and to permit the lands to be developed in a manner that would otherwise be prohibited by that by-law. In the case of any conflict between a specific provision of this by-law and any existing provision of By-law No. 79-200, the provision of this by-law shall prevail.
3. Notwithstanding the provisions of By-law No. 79-200 to the contrary, the permitted uses and regulations of the R4 Zone shall apply, notwithstanding the additional provisions outlined below:

Site-Specific Residential low density, grouped multiple dwellings zone (R4-XX)

<i>Permitted Uses</i>	<i>single detached dwelling</i>
<i>Minimum Lot Frontage</i>	<i>7.2 metres</i>
<i>Minimum Rear Yard Depth</i>	<i>1.4 metres for block townhouse dwelling</i>

<i>Minimum Interior Side Yard</i>	<i>1.5 metres for block townhouse dwelling and 3.85 metres for attached garage of single detached dwelling</i>
<i>Number of dwellings on one lot</i>	<i>Single detached dwellings to be permitted</i>
<i>Minimum Privacy Yard Depth for each Townhouse Dwelling Unit</i>	<i>Minimum privacy yard depth of 3.85 metres to attached garage of single detached dwellings; Minimum privacy yard depth of 6.0 metres to unit for single detached dwelling</i>
<i>Maximum Projection of a Roofed-over One Storey porch of a Block Townhouse Dwelling</i>	<i>Covered porch may be located within 1.8 metres of the rear lot line</i>
<i>Maximum Projection of Deck of a Block Townhouse Dwelling Unit</i>	<i>A deck may project a distance of not more than 4.0 metres into a required privacy yard of a block townhouse and single detached dwelling, and be no closer to the interior lot line than 3.0 metres for single detached dwelling units, and 4.6m for block townhouse dwelling units</i>

4. Notwithstanding the provisions of By-law No. 79-200 to the contrary, the permitted uses and regulations of the R1E Zone shall apply, notwithstanding the additional provisions outlined below:

Site-Specific Residential 1E Density Zone (R1E-XX)

<i>Minimum Rear Yard Depth</i>	<i>3.5 metres</i>
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5. All other applicable regulations set out in By-law No. 79-200 shall continue to apply to govern the permitted uses on the lands, with all necessary changes in detail.
6. No person shall use the Lands for a use that is not a permitted use.
7. No person shall use the Lands in a manner that is contrary to the regulations.
8. The provisions of this by-law shall be shown on **Sheet X** of Schedule "A" of By-law No. 79-200 by re-designating the Lands from R1E to **R4-_____ and R1E-_____**.
9. Section 19 of By-law No. 79-200 is amended by adding thereto:

19.x.x Refer to By-law 2025-_____.

Passed this ____ day of _____, 2025.

READ A FIRST, SECOND AND THIRD TIME THIS ____ DAY OF ____, 2025.

MAYOR

CITY CLERK



CARLTON AVENUE

EX. RESIDENTIAL

PART 2

PART 1

EX. RESIDENTIAL

LEGEND



PART 1 - FROM RESIDENTIAL LOW DENSITY (R1E), TO SITE SPECIFIC RESIDENTIAL LOW DENSITY (R1E-XX)



PART 2 - FROM RESIDENTIAL LOW DENSITY (R1E), TO SITE SPECIFIC RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS (R4-XX)

6111 CARLTON AVENUE
SCHEDULE 'A' OF ZONING BY-LAW AMENDMENT No. _____

MAYOR: _____

CLERK: _____

